

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
Wednesday, October 16, 2002**

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, October 16, 2002, at 3:30 p.m. in the Council Chambers at the Stryker Building.

CALL TO ORDER and ATTENDANCE

Chairman Davis called the meeting to order. Present in addition to Mrs. Davis were Commissioners Scruggs, Smith, Freiling, Hertzler, Young and Friend. Also present were Planning Director Nester, City Attorney Phillips, Zoning Administrator Murphy and Secretary Scott.

MINUTES

Mr. Scruggs moved that the minutes of the September 18, 2002 regular meeting be approved as submitted. Mr. Young seconded the motion, which carried by roll call vote of 7-0.

CONSENT AGENDA

There were no cases on the consent agenda this month.

PUBLIC HEARINGS

There were no cases scheduled for public hearings this month.

OPEN FORUM

Chairman Davis opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

There being no comment the Open Forum portion of the meeting was closed.

SITE PLANS AND SUBDIVISIONS - None

OLD BUSINESS – None

NEW BUSINESS – None

OTHER

PCR #15-02: Advisory Review of proposed College of William & Mary Parking Garage located on Campus Drive in the area currently occupied by the tennis courts beside Adair Gymnasium. The four-story, approximately 500 space Parking Garage will include space for the College Police Department and the Campus Parking Office. The Planning Commission endorsed comments to be forwarded to the Department of Environmental Quality, by a vote of 7-0.

Mr. Nester reviewed the memorandum dated October 11, 2002 regarding the proposed William & Mary Parking Garage. He noted that the plan is at the beginning conceptual review stage and the City has been asked to comment on the Environmental Impact Report. The Parking Garage will have approximately 500 spaces, and will include office space for the William & Mary Police Department and the Campus Parking Office. Mr. Nester said the City's major concern with the Parking Garage is on traffic flow in the area, and most particularly on the Jamestown Road/Campus Drive intersection. He added that Glave and Holmes Associates has been selected to design the Garage, and introduced Mr. Terrence Durbin, William & Mary project manager.

Mr. Durbin stated that the traffic studies the College had prepared for the project conclude the parking garage won't produce a significant traffic increase in the area. Mr. Nester noted that City staff is interested in looking at more details for the project and offers its cooperation on traffic studies for this area.

Some of the subsequent discussion points follow:

- A preliminary traffic study concluded there is adequate access to the site and turn lanes into garage are not necessary. This conclusion is one that is questioned. Mr. Durbin responded that this is something the College would review in the future.
- The new garage will impact the flow of traffic throughout the campus. These changes will have the greatest effect on the intersection of Jamestown Road and Campus Drive. These matters are important enough to merit close attention before construction begins. Merely to brush them off with a wait-and-see attitude is not in the City's best interest.
- Students currently park in areas spread around campus, thus blunting the effects of high traffic volumes to any one area. The parking garage will bring much of this traffic to one location. This intersection is already strained. Adding more activity will undoubtedly make it worse.
- Residents who live along Jamestown Road near this intersection have expressed concern. Partly the concern is about the increased traffic on Jamestown Road. But mostly the concerns heard are about the impact on the side street that connects all their properties. A narrow gravel road runs parallel to Jamestown Road from Burns Lane west for a few hundred yards. People using the road generally have specific business at these homes and do not tend to be just passing through. It seems unlikely that the volume of traffic on the side street is

likely to increase because of the parking garage. However, accessing Jamestown Road from the side street is a different matter. Access driveways currently come out at several points along Jamestown Road. One comes out at the intersection of Campus Drive and Jamestown Road. Will residents continue to access the side street as they do now, or will they be diverted to one of two access points?

- Jamestown Road is an important entrance corridor. There are no stoplights in the area, and it is hoped that one would only be considered as a last resort. We need to do everything possible to avoid installation of a stoplight at the intersection.
- Although it is the City that suffers the effects, the parking shortage is the College's problem and they should be held accountable to fix it. Building a parking garage is a great way to do something about their problem, but we need to be sure that it is a sufficient fix.
- William and Mary parking fees will be going up; will this cause more street traffic since college students will seek the lowest cost alternative? Will William and Mary make parking in campus facilities mandatory for students with cars? If the new garage, along with existing parking facilities at the school, provides enough parking spaces, why couldn't the mandatory parking be initiated? This would certainly help to alleviate the street parking issue.
- Although Campus Drive is not a City street, City staff would like to look at improvements. Mr. Durbin stated that it is the College's desire to be a good neighbor.
- The proposed police office space is a more visible location. A use for the existing police office space will be determined in the future. Will there be satellite police offices in the future?
- Architectural standards for the garage are pending. Visual impact on Jamestown Road?
- Although good neighbor policy is appreciated, it's frustrating that the state doesn't have to adhere to the same policies and guidelines as other proposals submitted in the City of Williamsburg.
- It was suggested that a summary of the issues raised today might be passed on to the College and City Council. Commissioners can e-mail any additional comments to either the chairman or to staff and then leave it up to City Council whether or not to pass Planning Commission comments on to the College.

Mr. Scruggs moved that the Planning Commission endorse the following comments which will be forwarded to the Department of Environmental Quality:

1. The location of the proposed Parking Garage is acceptable.
2. No encroachments should be allowed into the Resource Protection Area, and the design of the stormwater management system for the buildings should comply with the Chesapeake Bay water quality requirements.
3. The City would like the opportunity to review the building plans during the design phase of the project. In particular, the City would like to ensure that adequate means of emergency access and fire protection are provided for the building.

4. The City would like to review traffic studies associated with this project, and is interested in the impacts of the parking garage on the Jamestown Road/Campus Drive intersection. The City is willing to cooperate with the College on traffic studies for this area.

Mr. Young seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Smith, Young, Freiling, Scruggs, Hertzler, Friend, Davis
No:	None
Absent:	None

Update on Prince George Street Streetscape Improvements

Mr. Nester presented the report noting that the favorable bids that the City received for the Prince George Parking Garage enable the initiation of this project to improve the streetscape and update the storm drains on Prince George Street. Construction is scheduled to begin January 2003 with completion set for the end of June 2003.

INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 20, 2002

PCR #14-02: Request of Williamsburg Presbyterian Church, 215 Richmond Road, for a special use permit for a new sanctuary, expanding capacity from 275 to 500 seats. The property is zoned Downtown Residential District RDT, and is identified as Williamsburg Tax Map No. 465-(0A)-00-42 and 45.

The meeting adjourned at 4:25 p.m.

Marguerite Davis, Chairman
Williamsburg Planning Commission